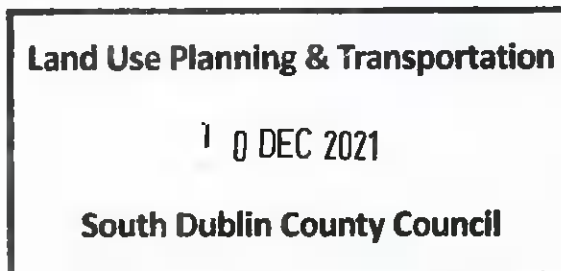


10<sup>th</sup> December 2021

David Haslam  
3 Willbrook Street,  
Rathfarham,  
Dublin 24

Planning Department  
**South Dublin County Council**  
County Hall Tallaght,  
Dublin 24  
D24 A3XC

**Register Ref: SD21B/0413**  
**ADDITIONAL INFORMATION**



Dear Sir/Madam,

I refer to the above planning reference and would like to issue a response to the Additional Information request received 14/09/21.

The Additional Information noted the following:

Due to the extent of the first floor rear extension the Planning Authority has concerns in regard to impact of this structure on the adjoining neighbours in terms of overshadowing, overbearing and adverse visual impact. There is a single storey rear extension on the dwelling at No. 4. However, the proposed first floor extension would extend beyond this neighbouring extension. On the side (northern) boundary, with No. 9 Willbrook Street, while the extension would have setbacks from this boundary, No. 9's rear extension is located along its northern boundary so that the rear building line of the original dwelling remains at the boundary with the subject site. There is a window, possibly to a habitable room, on the rear elevation of the neighbouring dwelling that would be impacted by the current proposal. The applicant is requested to address these concerns by way of assessment and revisions to the current proposed development. This may involve reducing the length of the proposed first floor extension.

**Response:**

To address the concerns raised in the AI with regards to overbearing and overshadowing the first floor extension has been reduced in size and shape. The first floor set back along the northern boundary with No.9 Willbrook Street, from the line of the original dwelling, has been increased from 1300mm to 2800mm. This reduces the overbearing aspect of the first floor extension and reduces the overshadowing to the window of the rear of No.9. This is illustrated below, images taken from Revit software with the buildings modelled in 3D.

The proposed first floor extension extends past the rear extension of No.4 Willbrook Street, however due to the orientation of the site there is no negative impact from overshadowing and there are no windows proposed to this elevation. The existing extension to No.4 is approximately 4200mm L x 4070mm W, this results in the majority of the proposed first floor having a set back of 4070mm. The proposed first floor extension only extends past this existing extension by approximately 2200mm and taking the configuration of the rear garden to No.4 into consideration any overbearing and adverse visual impact concerns should be alleviated. It should be noted there was no objections submitted to SDCC in relation to the previous submitted plans.

Please find enclosed revised drawing 2018-VD-XX-XX-DR-A-10002.

Image 1. 3D Original design as submitted 27/07/21 - shadows cast midday 22 September.



Image 2. 3D Revised design in response to FI received 14/09/21 - shadows cast midday 22 September.



I hope the above is acceptable to SDCC in relation to the Additional Information. I would be happy to discuss any item or provide further information.

Kind Regards

A handwritten signature in black ink, appearing to read 'D. Haslam', written over a horizontal line.

David Haslam